

MARICOPA COUNTY
Preliminary
Tax Year 2011 & 2012 Comparison
COMMERCIAL - By City

City	Median Values		FCV % Change
	FCV 2011	FCV 2012	
NO CITY/TOWN	386,500	315,751	-18.31%
AVONDALE	372,946	307,750	-17.48%
BUCKEYE	320,844	231,887	-27.73%
CHANDLER	419,439	351,386	-16.22%
EL MIRAGE	456,300	383,805	-15.89%
GILA BEND	206,163	169,861	-17.61%
GILBERT	354,500	259,000	-26.94%
GLENDALE	418,100	336,320	-19.56%
GOODYEAR	719,510	538,430	-25.17%
GUADALUPE	284,432	263,030	-7.52%
MESA	439,201	378,426	-13.84%
PARADISE VALLEY	80,364	71,565	-10.95%
PEORIA	347,000	282,500	-18.59%
PHOENIX	500,000	428,081	-14.38%
SCOTTSDALE	627,166	535,200	-14.66%
SURPRISE	695,948	581,577	-16.43%
TEMPE	825,232	724,486	-12.21%
TOLLESON	1,302,700	1,103,568	-15.29%
WICKENBURG	284,250	234,750	-17.41%
YOUNGTOWN	258,258	252,030	-2.41%
CAREFREE	168,500	123,000	-27.00%
CAVE CREEK	266,500	219,000	-17.82%
LITCHFIELD PARK	838,458	663,143	-20.91%
FOUNTAIN HILLS	383,100	335,358	-12.46%
QUEEN CREEK	351,500	273,500	-22.19%
SUN CITY	501,337	484,021	-3.45%
SUN CITY WEST	800,792	783,968	-2.10%
SUN CITY GRAND	1,100,896	1,079,937	-1.90%
SUN LAKES	284,000	222,650	-21.60%
AHWATUKEE	834,836	775,654	-7.09%
TOTAL	480,800	408,226	-15.09%

All exempt property, new construction, additions, alterations or any change in use have been removed from this analysis.

Data used in the calculation of median values from 2011 to 2012 has changed and reflects situations such as, parcel consolidation, splits, and the creation of economic units. This is an ongoing process which reflects market conditions.